

# STATEMENT OF INFORMATION

24 WISHART STREET, PORT FAIRY, VIC 3284

PREPARED BY STOCKDALE & LEGGO PORT FAIRY



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**24 WISHART STREET, PORT FAIRY, VIC**

5 2 1

Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Single Price: **\$2,100,000**

## MEDIAN SALE PRICE



**PORT FAIRY, VIC, 3284**

Suburb Median Sale Price (House)

**\$852,500**

01 October 2023 to 30 September 2024

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.



**4/35 GIPPS ST, PORT FAIRY, VIC 3284**

3 2 2

Sale Price

**\*\*\$1,600,000**

Sale Date: 13/09/2024

Distance from Property: 225m



**1 EARLE ST, PORT FAIRY, VIC 3284**

3 2 3

Sale Price

**\$1,600,000**

Sale Date: 05/04/2024

Distance from Property: 811m



**7 ARMSTRONG CRT, PORT FAIRY, VIC 3284**

4 3 2

Sale Price

**\$1,710,000**

Sale Date: 24/04/2023

Distance from Property: 657m



This report has been compiled on 11/12/2024 by Stockdale & Leggo Port Fairy. Property Data Solutions Pty Ltd 2024 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

24 WISHART STREET, PORT FAIRY, VIC 3284

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single Price: \$2,100,000


### Median sale price

Median price: \$852,500

Property type: House

Suburb: PORT FAIRY

Period: 01 October 2023 to 30 September 2024

Source: 

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agents representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
4/35 GIPPS ST, PORT FAIRY, VIC 3284	**\$1,600,000	13/09/2024
1 EARLE ST, PORT FAIRY, VIC 3284	\$1,600,000	05/04/2024
7 ARMSTRONG CRT, PORT FAIRY, VIC 3284	\$1,710,000	24/04/2023

This Statement of Information was prepared on: 11/12/2024